

## **3.109 Planned Unit Development Standards**

### **Purpose**

The purpose of this Section is to establish the requirements for Planned Unit Developments. Planned Unit Developments, or PUDs, provide flexibility when developing properties with unique topographic, geotechnical, or other constraints. They also allow innovative design options for larger projects – especially those that integrate commercial and residential components.

- 3.109.01 Types of PUD's
- 3.109.02 Flexible Standards

### **3.109.01 Types of PUD's**

#### **A. Single Family Residential PUD**

A "Single Family Residential PUD" shall consist entirely of property zoned RS and/or R1S. All uses allowed (permitted, special, conditional, specific conditional and accessory) by the underlying zone shall be allowed through the PUD process.

#### **B. Mixed-Use PUD**

A "Mixed Use PUD" shall include land in more than one zone. Land can be zoned either RM, CO, NNC, CG, SWIR, IP or IL, and may include land zoned RS or R1S. All uses allowed (permitted, special, conditional, specific conditional and accessory) by the underlying zone shall be allowed through the mixed-use PUD process.

### **3.109.02 Flexible Standards**

The design of a PUD plan may be flexible to the extent that it provides for the following design elements in compliance with stated minimum standards. The minimum standards of the WDO stated below shall supersede the standards of the underlying zone for a PUD, except the standards of the Nodal Overlay Districts, Section 2.115, shall supersede the standards of Section 3.109.02.B, C, and F.

#### **A. Minimum PUD Site Area**

A PUD shall comprise a minimum of 5.0 acres under single ownership or control.

#### **B. Minimum Lot Standards in an RS zone**

1. The minimum single family dwelling lot area shall be as follows:
  - a. Without common open space:
    - 1) 6,000 square feet for an interior, flag or cul-de-sac lot; and
    - 2) 8,000 square feet for a corner lot
  - b. subject to the dimensional standards of Section 2.102.06

- c. With common open space:
    - 1) 5,000 square feet for an interior lot, flag or cul-de-sac, subject to the dimensional standards of Section 2.102.06, except for the following modified standards:
      - a. Minimum lot width: 55 feet
      - b. Minimum average lot depth: 90 feet, and
    - 2) 7,000 square feet for a corner lot, subject to the dimensional standards of Section 2.102.06 except for the following modified standards:
      - a. Minimum lot width: 75 feet
      - b. Minimum average lot depth: 90 feet
  - 2. The minimum duplex dwelling lot size, as a Special Use, shall be as follows:
    - a. Without common open space: 12,000 square feet
    - b. With common open space: 10,000 square feet
- C. Residential Density Standards
- 1. RS or R1S zone:

The maximum residential density shall be 6 dwelling units per gross acre.
  - 2. RM, CO, NNC or CG zone

The maximum residential density shall be as follows:

    - a. Multiple-Family: A maximum of 16 dwelling units per net acre
    - b. Group Home or Group Care Facility: A maximum of 32 living units per net acre
    - c. Manufactured Dwellings in a Manufactured Dwelling Park within a RM zone: A maximum of 12 dwelling units per net acre
- D. Common Ownership of Land and Facilities Within Any Zone
- 1. A Property (Home) Owners Association and CC&R's for maintenance shall be required when a PUD includes common land or facilities.
  - 2. Minimum Common Area
    - a. RS or R1S zone
      - 1) No minimum common area shall be required when residential density is 4 dwellings or less per gross acre.
      - 2) When common area is provided, a minimum ratio of 0.1 acre per acre of PUD shall be required.
      - 3) A minimum of 0.5 acres of common area shall be required when a common area is provided. The minimum width of a common area shall average 100 feet.

4) Common areas shall be one or more of the following types:

a) Natural Areas

Natural areas shall be significant natural resources, including wetlands, creek corridors, woodlands, flood ways, meadows conserved in a virtually undeveloped state. The intent of any man-made improvements should be to enhance opportunities for viewing, studying and other measures to increase the passive enjoyment of the natural setting. Improvements may include paths, educational signs, view points.

b) Activity Areas

Activity areas shall be common open space designated, designed and improved for active recreational use. Improvements should accommodate and stimulate active use and may include playgrounds, swimming pools, tennis courts, barbeques and picnic facilities.

c) Landscaped Areas

Landscaped areas are areas of common open space that are designed and improved for passive use and visual enhancement. Typical improvements include lighted paths, benches, fountains and other water features, signs identifying plant materials, and formal and informal gardens.

3. Medium Density Residential Buildings

The applicable open space and common area requirements of Section 3.107 shall apply.

4. All Other Uses

The common area requirements of the underlying zone shall apply.

E. Architectural Review

If the decision-maker finds that the CC&R's comprehensively address the intent of all applicable factors in Section 3.107, the decision-maker may approve the CC&R's to supersede City architectural design review requirements, Section 3.107 and procedures in Section 5.101.

F. Dimensional Standards

1. The minimum setback for a yard abutting a street in an RS or R1S zone shall be 10 feet.
2. The minimum setback for an interior rear yard in an RS, R1S or RM zone shall be 20 feet minimum.
3. Off street parking: The narrower local street standards of Section 3.101 may be applied in compliance with the requirements for compensating common, off-street parking.